



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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November 12, 2013

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

26 November 12, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF COMPTON, TORRANCE, AND LOS ANGELES (SUPERVISORIAL DISTRICT 2) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

23003 Berendo Avenue, Torrance, California 90502
4319 East Compton Boulevard, Compton, California 90221
4317 East Compton Boulevard, Compton, California 90221
4321 East Compton Boulevard, Compton, California 90221
4325 East Compton Boulevard, Compton, California 90221
2138 East Knopf Street, Compton, California 90222
15417 South Lime Avenue, Compton, California 90221
2073 East Piru Street, Compton, California 90222
8723 1/2 South Vermont Avenue, Los Angeles, California 90044
10814 Watts Avenue, Compton, Los Angeles, California 90059
14532 South White Avenue, Compton, California 90221

1436 East 76th Place, Los Angeles, California 90001
1247 East 100th Street, Los Angeles, California 90002
1744 East 65th Street, Los Angeles, California 90001

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 23003 Berendo Avenue, Torrance, California 90502

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is

substandard, declared the property a public nuisance, and issued the following order: that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, discarded equipment and machinery, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and washing machine.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans and packing crates stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicles stored for unreasonable periods on the premises.

ADDRESS: 4319 East Compton Boulevard, Compton, California 90221

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, discarded equipment and machinery, and miscellaneous personal property and maintained cleared thereafter, if substantial progress, extend to December 16, 2013, (b) that by November 15, 2013, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, if substantial progress, extend to December 16, 2013, (c) that by November 15, 2013, permits be obtained and the damaged structure be demolished, and (d) that the structure be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is damaged and a threat to public safety and welfare until it is demolished.
3. The walls are damaged.
4. The building roof is damaged and collapsed.
5. The electrical service is damaged.

6. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery and refrigerators.
7. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
8. Miscellaneous articles of personal property scattered about the premises.
9. Trash, junk, and debris scattered about the premises.
10. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 4317 East Compton Boulevard, Compton, California 90221

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, discarded equipment and machinery, and miscellaneous personal property and maintained cleared thereafter, if substantial progress, extend to December 16, 2013, (b) that by November 15, 2013, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, if substantial progress, extend to December 16, 2013, and (c) that by November 15, 2013, permits be obtained and the structure be repaired to Code or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building contains damaged floor supports or foundation systems.
3. Portion of the interior walls of the building are damaged.
4. Doors and windows of the building are broken.
5. The exterior landing of the building is damaged.
6. The bath facility of the building is insanitary.
7. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, and refrigerators.
8. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
9. Miscellaneous articles of personal property scattered about the premises.
10. Trash, junk, and debris scattered about the premises.
11. Trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

12. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 4321 East Compton Boulevard, Compton, California 90221

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, discarded equipment and machinery, and miscellaneous personal property and maintained cleared thereafter, if substantial progress, extend to December 16, 2013, (b) that by November 15, 2013, permits be obtained and the structure be repaired to Code or demolished, (c) that by November 15, 2013, the pit be backfilled and secured, and (d) that the structure be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was fire damaged, open and accessible to children, vandalized, and a threat to public safety and welfare, until it was barricaded by the owner.
3. The mudsill is fire damaged.
4. Portions of the interior and exterior walls are fire damaged and potentially hazardous and should be demolished immediately.
5. Doors and windows are broken.
6. The building contains fire damaged ceiling and roof supports.
7. The electrical service is fire damaged.
8. The potable water system is none conforming and fire damaged.
9. The plumbing of the structure is fire damaged.
10. The building contains fire damaged drain, waste, and vent systems.
11. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
12. Miscellaneous articles of personal property scattered about the premises.
13. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 4325 East Compton Boulevard, Compton, California 90221

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, if substantial progress, extend to December 16, 2013.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Broken or discarded furniture in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.

ADDRESS: 2138 East Knopf Street, Compton, California 90222

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household and office furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, and (b) that by November 15, 2013, the wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, washer(s) and dryer(s).
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans and packing crates stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicles stored for unreasonable periods on the premises.

ADDRESS: 15417 South Lime Avenue, Compton, California 90221

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 2073 East Piru Street, Compton, California 90222

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, and (b) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Trash, junk, and debris scattered about the premises.
5. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 8723 1/2 South Vermont Avenue, Los Angeles 90044

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded furniture, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 10814 Watts Avenue, Compton, Los Angeles 90059

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, and miscellaneous personal property and maintained cleared thereafter, and (b) that by November 15, 2013, the wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The fence is dilapidated.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 14532 South White Avenue, Compton, California 90221

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, and (b) that by November 15, 2013, the wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.

3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, washer, and dryer.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1436 East 76th Place, Los Angeles, California 90001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household equipment, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, and (b) that by November 15, 2013, the wrecked, dismantled, or inoperable vehicle (trailer) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 1247 East 100th Street, Los Angeles, California 90002

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by November 15, 2013, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of

adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 1744 East 65th Street, Los Angeles, California 90001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 15, 2013, permits be obtained and the structure be repaired to Code, (b) that the property be maintained clean, and (c) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The under floor screening is missing.
4. Doors and windows are broken.
5. The potable water system of the dwelling is missing and insanitary.
6. The building is missing the required water heating and vent systems.
7. Attractive nuisances in the form of abandoned or broken refrigerators.
8. Broken or discarded furniture in yard areas for unreasonable periods.
9. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office